

## EAST ACTON VILLAGE (EAV) PLAN SUMMARY

This section is meant to provide the reader with an easy to read summary of the goals, objectives, and strategies created for the East Acton Village (EAV) area. Strategies with an asterisk are proposed changes to the Acton Zoning Bylaw or Town Bylaw. In the chart, “priority” shows how the East Acton Village Planning Committee (EAVPC) has prioritized the strategies with “high” as most important and “low” as least important.

To learn more about the background and details of this information, please read the page(s) referenced to the right of each goal, objective, and strategy.

### THE PLAN AT A GLANCE

Goal/ Objective	Strategy Number	Strategy	Priority	Page
<b>Village Character and Housing Goal V1:</b> Reinforce community by creating a sustainable, memorable, shared experience connecting the full spectrum of the local population.				48
<b>Objective 1:</b> Enhance diversity of uses and users in a socially and economically sustainable manner.				49
	<b>V1.1a</b> *	Amend Table of Principal Uses in Zoning Bylaw for the EAV Zoning District to allow appropriately scaled recreational, educational, commercial entertainment, scientific and additional business types and eliminate the use of gas stations, nursing homes and trade shops.	High	52
	<b>V1.1b</b>	Establish an informal organization (EAVO) consisting of local residents, business owners, and property owners to monitor and promote the Goals and Objectives of the EAV Plan.	High	52
	<b>V1.1c</b>	Encourage campaigns to increase recognition, patronage, and community involvement of village businesses.	Low	52
	<b>V1.1d</b>	Produce an EAV business directory.	Low	52
	<b>V1.1e</b>	Establish cultural and public service presence in the village.	Medium	52
<b>Objective 2:</b> Integrate commercial, recreational, civic life around a community focal point.				49

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>V1.2a</b> *	Amend Zoning Bylaw for the EAV Zoning District to include “Special Provisions for East Acton Village” design guidelines to help developers understand the vision for East Acton Village.	High	52
	<b>V1.2b</b>	Establish, construct and continually enhance the East Acton Village Green.	High	52
	<b>V1.2c</b>	Construct the Bruce Freeman Rail Trail (BFRT).	High	53
	<b>V1.2d</b> *	Amend Dimensional Requirements for the EAV Zoning District to decrease minimum set backs.	High	53
<b>Objective 3:</b> Enhance and promote a sense of “connectedness” between indoors and outdoors (i.e., the structure and its lot); among multiple structures /lots within the village; and between the village center and its surroundings.				49
	<b>V1.3a</b> *	Amend Dimensional Requirements for the EAV Zoning District to decrease minimum set backs.	High	53
	<b>V1.3b</b>	Augment existing sidewalk network.	Medium	53
	<b>V1.3c</b> *	Amend Zoning Bylaw for the EAV Zoning District to include “Special Provisions for East Acton Village” design guidelines to help developers understand the vision for East Acton Village.	High	53
<b>Village Character and Housing Goal V2:</b> Preserve East Acton Village’s historic, cultural and recreational resources.				55
<b>Objective 1:</b> Research and locate historical buildings and structures in order to preserve them.				55
	<b>V2.1a</b>	Using the appropriate form from the MA Historical Commission, list those buildings, unique physical sites, landmarks, archeological sites, etc that distinguishes East Acton Village.	High	56
	<b>V2.1b</b>	Complete MA Historical Commission’s forms for individual buildings within the East Acton Village area.	High	56
<b>Objective 2:</b> Encourage the preservation, maintenance, and restoration of historically or architecturally significant structures and places.				55
	<b>V2.2a</b> *	Amend the Zoning Bylaw for the EAV Zoning District to encourage the preservation of EAV structures on the Town Cultural Resource List.	High	56

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>V2.2b</b> *	Amend the Zoning Bylaw to provide FAR, parking, or signage incentives for the EAV Zoning District for the renovation of historic structures which reestablish approximate original facades to Acton Historical Commission standards. New structures with complementary architecture could be constructed on the same site through increased FAR where appropriate from the density options menu.	Medium	56
	<b>V2.2c</b>	Compile a written history of East Acton Village.	Medium	56
<b>Objective 3:</b> Support cultural and recreational events, places and opportunities.				55
	<b>V2.3a</b>	Establish an informal organization (EAVO) consisting of local residents, business owners, and property owners to monitor and promote the Goals and Objectives of the EAV Plan.	High	57
<b>Objective 4:</b> Encourage restoration/preservation of existing common spaces and public lands for shared community experiences.				55
	<b>V2.4a</b> *	Amend the Zoning Bylaw for the EAV Zoning District to encourage the development and/or preservation of common spaces by providing incentives for them.	High	57
	<b>V2.4b</b>	Construct the Bruce Freeman Rail Trail (BFRT).	High	57
	<b>V2.4c</b>	Establish, construct and continually enhance the East Acton Village Green.	High	57
<b>Village Character and Housing Goal V3:</b> Create a defining identity for East Acton Village that enhances the appearance and better distinguishes East Acton Village from the rest of the Great Road corridor.				60
<b>Objective 1:</b> Establish a system of consistent design elements to delineate the village area and enhance village aesthetics.				60
	<b>V3.1a</b> *	Amend Zoning Bylaw for the EAV Zoning District to include "Special Provisions for East Acton Village" design guidelines to help developers understand the vision for East Acton Village.	High	62
	<b>V3.1b</b> *	Amend the "Maximum Floor Area of Businesses and Industries" Zoning Bylaw table for the EAV Zoning District to provide for a greater variety of business types and sizes.	High	62

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
<b>Objective 2:</b> Ensure that land uses and densities allowed, along with the dimensional requirements for buildings, parking lots, and other structures, create a village ambiance and promote the village as an activity center.				60
	<b>V3.2a</b>	Require landscaping for parking that will enhance the village environment.	High	62
	<b>V3.2b</b> *	Amend the Zoning Bylaw to reduce the minimum open space requirement in the EAV Zoning District from 35% to 25%.	High	62
	<b>V3.2c</b>	Increase tree plantings and other landscaping, encourage grounds maintenance, and encourage the development of green spaces throughout the village.	High	62
	<b>V3.2d</b>	Encourage underground utility lines.	Medium	62
	<b>V3.2e</b>	Install village entry signs at key points in East Acton Village along Great Road (Route 2A): near Keefe Road and at the EAV Green.	High	63
	<b>V3.2f</b> *	Amend Zoning Bylaw for the EAV Zoning District to create a new EAV II Zoning District.	High	63
	<b>V3.2g</b> *	Rezone tax map G5, parcel 69 (8 Wetherbee Street) to EAV.	High	63
	<b>V3.2h</b> *	Rezone tax map G4, parcel 212 at corner of Concord Road and Great Road from LB to ARC.	High	63
	<b>V3.2i</b> *	Amend Zoning Bylaw for the EAV Zoning District to disallow structured parking in EAV District.	High	63
	<b>V3.2j</b> *	Amend Zoning Bylaw for the EAV Zoning District to reduce required parking within the EAV Village District to 70% of that presently required.	High	63
	<b>V3.2k</b> *	Amend Zoning Bylaw for the EAV Zoning District to reduce parking required within the EAV Village District to 50% of that presently required if shared parking is used and reduce the parking requirement in the new EAV II district to 70% of that presently required if shared parking is used.	Medium	63
<b>Objective 3:</b> Encourage private or volunteer efforts to improve community identification, to create a sense of place and pride.				60
	<b>V3.3a</b>	Encourage, through the volunteer organization (EAVO), activity in the Village through both public programs and private efforts (i.e., book fairs, concerts, sidewalk sales, exhibits and artists' corners).	Medium	64

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>V3.3b</b>	Facilitate the joint effort of Town personnel and community volunteers to beautify East Acton Village.	High	64
<b>Objective 4:</b> Promote a community focus and awareness within and around the village.				60
	<b>V3.4a</b>	Encourage, through the volunteer organization (EAVO), activity in the Village through both public programs and private efforts (i.e., book fairs, concerts, sidewalk sales, exhibits and artists' corners).	Medium	64
	<b>V3.4b</b>	Facilitate the joint effort of Town personnel and community volunteers to beautify East Acton Village.	High	64
	<b>V3.4c</b>	Establish, construct and continually enhance the East Acton Village Green.	Medium	64
	<b>V3.4d</b>	Working with the Acton Historical Commission, establish the use of plaques that name buildings, famous sites or discuss historic events within the Village.	High	64
<b>Objective 5:</b> Encourage the on-going maintenance and repair of buildings, structures, and properties within the village.				60
	<b>V3.5a</b>	Establish an informal organization (EAVO) consisting of local residents, business owners, and property owners to monitor and promote the Goals and Objectives of the EAV Plan.	High	65
	<b>V3.5b</b>	Make the design guidelines to East Acton Village in the Zoning Bylaw available to property owners to help them understand the vision and guide them when maintaining/developing their properties.	High	65
<b>Objective 6:</b> Encourage façade and signage improvements.				60
	<b>V3.6a</b> *	Amend sign bylaw for the EAV Zoning District to allow for exterior sign improvements and to provide a unifying feature to the village district.		65
<b>Village Character and Housing Goal V4:</b> Encourage the qualities, characteristics, and ambiance of a village center through appropriate development or redevelopment.				72
<b>Objective 1:</b> Ensure that any new buildings, structures, renovations and additions are situated, designed and built at a human scale and in a style that is compatible with existing historical village structures and in harmony with the residential village architecture.				72

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>V4.1a</b> *	Amend Zoning Bylaw for the EAV Zoning District to create design guidelines for EAV.	High	73
	<b>V4.1b</b> *	Amend the Zoning Bylaw for the EAV Zoning District to provide a menu of incentives to developers to encourage the type and location of density that enhances a village ambiance.	High	73
<b>Objective 2:</b> In order to discourage “highway strip” development and strip malls, encourage buildings with architectural detail and richness.				72
	<b>V4.2a</b> *	Amend Zoning Bylaw for the EAV Zoning District to change dimensions and parking requirements to permit the clustering of separate buildings and separate properties and to reduce curb cuts.	High	73
	<b>V4.2b</b> *	Amend Zoning Bylaw for the EAV Zoning District to require both vertical and horizontal variety in large buildings to enhance village aesthetics.	High	73
<b>Objective 3:</b> Enhance and promote a sense of “connectedness” between indoors and outdoors (i.e., the structure and its lot); among multiple structures/lots within the village; and between the village center and its surroundings.				72
	<b>V4.3a</b>	Provide walkways, bike paths, arcaded walks, etc. to connect EAV internally and with the surrounding communities.	High	73
	<b>V4.3b</b>	Promote development or redevelopment that encourages walking or the use of bicycles.	High	73
<b>Objective 4:</b> Ensure a variety of residential and business opportunities by promoting a mix of land and building uses that enhance the village character.				72
	<b>V4.4a</b> *	Amend Zoning Bylaw for the EAV Zoning District to allow multi-family housing as residential only up to a maximum of four units per building.	High	74
	<b>V4.4b</b> *	Amend Zoning Bylaw for the EAV Zoning District to provide that apartments in excess of four units be permitted above the ground floor in mixed use developments.	High	74
	<b>V4.4c</b> *	Amend Zoning Bylaw for the EAV Zoning District to reduce required parking within the EAV Village District to 70% of that presently required.	High	74

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>V4.4d</b> *	Amend Zoning Bylaw for the EAV Zoning District to reduce parking required within the EAV Village District to 50% of that presently required if shared parking is used and reduce the parking requirement in the new EAV II district to 70% of that presently required if shared parking is used.	High	74
	<b>V4.4e</b> *	Amend Zoning Bylaw land use table for the EAV Zoning District to provide for a greater variety of business types and sizes.	High	74
<b>Objective 5:</b> Encourage a diversity of neighborhood-oriented retail and business development and redevelopment.				72
	<b>V4.5a</b> *	Amend Zoning Bylaw land use table for the EAV Zoning District to provide for a greater variety of business types and sizes.	High	74
	<b>V4.5b</b> *	Amend Zoning Bylaw for the EAV Zoning District to limit certain business sizes to maintain village scale.		74
<b>Village Character and Housing Goal V5:</b> Promote diverse residential development in East Acton Village and the surrounding area.				77
<b>Objective 1:</b> Encourage apartments above retail stores, offices, and other permitted uses.				77
	<b>V5.1a</b> *	Amend the Zoning Bylaw for the EAV Zoning District to provide that residential apartments in excess of four units be permitted above the ground floor only in mixed use developments.	High	80
	<b>V5.1b</b> *	Amend the Zoning Bylaw for the EAV Zoning District to provide a menu of incentives to developers to encourage the type and location of density that enhances a village ambiance.	High	80
<b>Objective 2:</b> Encourage a mixture of housing opportunities including affordable, low and moderate income in the village and within walking distance of the village.				77
	<b>V5.2a</b> *	Amend the Zoning Bylaw for the EAV Zoning District to allow multi-family housing up to a maximum of four units per building.	High	80
	<b>V5.2b</b> *	Amend Zoning Bylaw for the EAV Zoning District to allow two family houses by right in EAV.	High	80
	<b>V5.2c</b> *	Amend Zoning Bylaw for the EAV Zoning District to provide incentives to preserve historical homes by providing FAR bonuses.	Medium	80

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
<b>Transportation &amp; Infrastructure Goal T1:</b> Improve safety, convenience, and comfort for pedestrians in East Acton Village (EAV) and the surrounding area.				82
<b>Objective 1:</b> Complete the sidewalk system as recommended on Great Road, Pope Road, Wetherbee Street, and Keefe Road.				82
	<b>T1.1a</b>	Add the Great Road, Pope Road, Wetherbee Street, and Keefe Road sidewalks to the Sidewalk Master Plan.	High	84
	<b>T1.1b</b>	Provide a continuous sidewalk of gray concrete on the north side of Great Road from just west of the Concord Road intersection through to the Town line.	High	84
	<b>T1.1c</b>	Provide a continuous sidewalk of gray concrete on the south side of Great Road from the Concord Road intersection through to the Town line.	Medium	84
	<b>T1.1d</b>	Repair and upgrade sidewalks in EAV Zoning District to meet Americans with Disability Act (ADA) and American Architectural Board (AAB) requirements.	Medium	84
	<b>T1.1e</b>	Construct a sidewalk on the east side of Pope Road between Bayberry Road and Great Road.	Medium	84
	<b>T1.1f</b>	Complete sidewalk on west side of Pope Road from Great Road up to Brabrook Road.	Medium	84
	<b>T1.1g</b>	Construct a sidewalk on the east side of Wetherbee Street from Great Road through the end of the residential area.	Low	85
	<b>T1.1h</b>	Construct a sidewalk on the south side of Keefe Road.	Low	85
<b>Objective 2:</b> Provide walkways to connect East Acton Village with surrounding residential and natural resource areas and to interconnect buildings and lots within the village.				82
	<b>T1.2a</b>	Create walkways between the businesses on the north side of Great Road and the residential areas surrounding them.	High	85
	<b>T1.2b</b>	Establish, construct, and continually enhance the East Acton Village Green, ensuring that it accommodates the Rail Trail as well as good pedestrian access to and from the Village and nearby neighborhoods.	High	85



## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>T1.2c</b>	Create safe walkways through large parking areas using raised, marked crosswalks; by using thermoplastic marking material; or any other approved design to make the walkways noticeable to drivers.	High	85
	<b>T1.2d</b> *	Require developers to have sidewalks or pedestrian trails connecting to adjacent lots at logical connecting points if properties are renovated or redeveloped.	High	86
<b>Objective 3:</b> Support efforts to provide pedestrian scale lighting, benches, and other amenities.				82
	<b>T1.3a</b>	Install “full cut-off” (FCO) lights in parking areas and along walkways that are of human scale providing adequate light without creating glare.	High	86
	<b>T1.3b</b>	Install benches or seating areas (steps, granite blocks, etc) in or near green spaces within the village with consideration for maintaining village character.	Medium	86
	<b>T1.3c</b>	Install stroller “parking” areas throughout the Village to provide parents a safe place for their carriages and strollers while they shop.	Low	86
<b>Objective 4:</b> Install crosswalks, other pedestrian crossings, and traffic calming measures to facilitate pedestrian access, circulation, and safety.				82
	<b>T1.4a</b>	Establish a crosswalk on Great Road just west of the intersection with Concord Road. Crosswalk should be as described in the “Implementation” section below. Consider adding a pedestrian-operated stop light at this intersection.	High	86
	<b>T1.4b</b>	Establish a crosswalk on Great Road just east of the intersection with Wetherbee Street. Crosswalk should be as described in the “Implementation” section below.	High	87
	<b>T1.4c</b>	Establish a crosswalk on Great Road just west of the intersection with Keefe Road. Crosswalk should be as described in the “Implementation” section below. Consider adding a pedestrian-operated stop light at this intersection.	Low	87
	<b>T1.4d</b>	Establish a new, stamped asphalt crosswalk across Pope Road at its intersection with Great Road.	High	87
	<b>T1.4e</b>	Establish a new, stamped asphalt crosswalk across Concord Road at its intersection with Great Road.	Medium	87

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>T1.4f</b>	Establish a new, stamped asphalt crosswalk across Wetherbee Street at its intersection with Great Road.	Medium	87
	<b>T1.4g</b>	Establish a new, stamped asphalt crosswalk across Keefe Road at its intersection with Great Road.	Low	88
	<b>T1.4h</b>	Install a series of integrated traffic calming measures along the length of Pope Road at key locations, including signage and a raised crosswalk at intersection with Bayberry Road.	Medium	88
	<b>T1.4i</b>	Paint shoulder striping ("Fog lines") along the edges of Pope Road	Medium	88
<b>Transportation &amp; Infrastructure Goal T2:</b> Improve bicycle access and safety in East Acton Village and the surrounding area.				91
<b>Objective 1:</b> Support efforts to develop the Bruce Freeman Rail Trail.				91
	<b>T2.1a</b>	Share the results of the <i>EAV Transportation Study</i> with the Bruce Freeman Rail Trail team and other citizen groups supporting the Rail Trail.	Medium	93
	<b>T2.1b</b>	Ensure that a Town Bruce Freeman Rail Trail planning committee requires a representative from East Acton, ideally a representative from the EAV volunteer organization or a former member of EAVPC.	High	93
	<b>T2.1c</b>	Construct the Bruce Freeman Rail Trail.	High	93
	<b>T2.1d</b>	Establish, construct, and continually enhance the East Acton Village Green, ensuring that it accommodates the Rail Trail as well as good bicycle access to and from the Village and nearby neighborhoods.	High	93
<b>Objective 2:</b> Provide clear, convenient, and safe bikeways within East Acton Village and connecting East Acton Village with surrounding residential and natural resource areas, and the Bruce Freeman Rail Trail.				91
	<b>T2.2a*</b>	Provide clear and convenient bicycle connections from the Bruce Freeman Rail Trail to businesses in the Village area, where appropriate.	Medium	93
	<b>T2.2b</b>	Support the addition of bike lanes along Great Road from the point near Route 27 at which the BFRT crosses Great Road west to Littleton with appropriate signage and pavement markings.	Low	94

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>T2.2c</b>	Add a bike lane or path along the north side of Concord Road from the Bruce Freeman Rail Trail to the proposed crosswalk across Great Road.	Medium	94
	<b>T2.2d</b>	Add signage on Pope Road reminding motorists and bicyclists that this is a shared road.	Medium	94
	<b>T2.2e</b>	As part of the redesign of the Rt. 2 rotary, support the inclusion of appropriate travel ways for bicycles from the Bruce Freeman Rail Trail to cross Rt. 2.	High	94
<b>Objective 3:</b> Ensure pedestrian and bicycle compatibility.				91
	<b>T2.3a</b>	Provide separate bike paths and sidewalks throughout EAV Zoning District where there is sufficient space to do so.	Low	95
<b>Objective 4:</b> Encourage bicycle use through incorporation of bicycle facilities.				91
	<b>T2.4a</b>	Provide public bicycle parking facilities in Village areas.	Medium	95
<b>Transportation &amp; Infrastructure Goal T3:</b> Improve vehicular circulation and safety within the village district.				96
<b>Objective 1:</b> Eliminate points of automobile conflict.				96
	<b>T3.1a</b>	Limit street curb cuts for driveways and businesses, making their boundaries clear so pedestrians and drivers know where they are safe and where to be careful, and narrowing the existing wide curb cuts. Where wide driveways remain, consider installing crosswalks.	Medium	100
	<b>T3.1b</b>	Reduce speed limit on Great Road to 35 MPH from the town of Concord border to ¼ mile west of Concord Road.	High	100
	<b>T3.1c</b>	Establish a crosswalk on Great Road just west of the intersection with Concord Road. Consider adding a pedestrian-operated stop light at this intersection. (See Transportation Goal 1, strategy 4a.)	High	100
	<b>T3.1d</b>	Recommend installation of a traffic light at Great Road and Concord Road. This should be the next traffic light installed on Great Road east of Rt. 27.	Medium	100
	<b>T3.1e</b>	Install a traffic hump and raised crosswalk on Pope Road at the Bayberry Road intersection.	Medium	101
	<b>T3.1f</b>	Require any new development or redevelopment to demonstrate how bicycles will safely travel through the parking lot to bicycle racks.	Medium	101

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>T3.1g</b>	Reconfigure the Keefe Road intersection with Great Road, consolidating the driveways near the intersection and creating a small green space in front of 1 Keefe Road.	Medium	101
	<b>T3.1h</b>	Establish a crosswalk on Great Road just west of the intersection with Keefe Road. Consider adding a pedestrian-operated stop light at this intersection. (See Transportation Goal 1, strategy 4c.)	Low	101
	<b>T3.1i</b>	Establish a crosswalk on Great Road just east of the intersection with Wetherbee Street. (See Transportation Goal 1, Strategy 4b.)	High	102
	<b>T3.1j</b>	Install landscaped transition section on Great Road as part of the redesign of Keefe Road or near the Town of Concord border that provides a “gateway” to EAV and slightly narrows the roadway at the entry point into EAV.	High	102
	<b>T3.1k</b>	Design and install vegetation at the East Acton Village Green and at the east end of the village to give a “Gateway” appearance similar on both ends of the Village.	High	102
	<b>T3.1l</b>	Install EAV gateway signage at the EAV Green and at the beginning of the landscaped transition area near Keefe Road.	High	102
<b>Objective 2:</b> Improve traffic flow and increase safety of turning movements at intersections.				96
	<b>T3.2a</b>	Straighten Concord Road at Great Road intersection with defined left turn lane on Concord Road.	High	102
	<b>T3.2b</b>	Reduce the slope of the intersection of Concord Road at Great Road.	High	103
	<b>T3.2c</b>	Recommend installation of a traffic light at Great Road and Concord Road. This should be the next traffic light installed on Great Road east of Rt. 27.	Medium	103
	<b>T3.2d</b>	Define a left turn lane on Pope Road at its intersection with Great Road.	Medium	103
	<b>T3.2e</b>	Paint shoulder striping (“Fog lines”) along the edges of Pope Road.	Medium	103
<b>Objective 3:</b> Avoid redundancy in parking and excessive pavement by encouraging combined parking facilities between businesses, recreation and entertainment outlets.				96

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>T3.3a</b> *	Amend the Zoning Bylaw for EAV to reduce required parking within EAV Zoning District to 50% of that presently required if shared parking is used and reduce the parking requirement in the new EAV II district to 70% of that presently required if shared parking is used.	High	103
	<b>T3.3b</b>	Install on-street parking in EAV Zoning District along Great Road.	High	103
	<b>T3.3c</b>	Install on-street parking on the northeast side of Keefe Road.	Medium	103
	<b>T3.3d</b>	Grade and re-gravel the parking area at Ice House Pond to support vehicles parking to use the East Acton Village Green and the Bruce Freeman Rail Trail.	Medium	104
	<b>T3.3e</b>	Recommend the completion of a parking area on Wetherbee Street on the State Police Equestrian Facility to support traffic for the Bruce Freeman Rail Trail and the conservation land on Wetherbee St.	Low	104
<b>Objective 4:</b> Reduce traffic volume by promoting public transportation to other activity centers such as other village districts and transportation nodes.				96
	<b>T3.4a</b>	Support the implementation of a regional public transportation system as conditions make it feasible.	Low	104
<b>Transportation &amp; Infrastructure Goal T4:</b> Increase accessibility to public facilities and utility services.				105
<b>Objective 1:</b> Encourage environmentally responsible wastewater treatment options.				105
	<b>T4.1a</b>	Plan and implement appropriate shared wastewater systems in East Acton.	High	109
	<b>T4.1b</b>	Support the creation of a town wastewater management body so that the most appropriate wastewater treatment options are available to East Acton Village.	Medium	109
<b>Objective 2:</b> Provide adequate drinking water to East Acton.				106
	<b>T4.2a</b>	Encourage the extension of Acton water to areas in East Acton currently served by Concord water.	Medium	109
<b>Objective 3:</b> Assure that other utilities are adequately provided to East Acton.				108
	<b>T4.3a</b>	Encourage adequate cellular service to East Acton.	Medium	109

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>T4.3b</b>	Encourage high-visibility fireboxes and/or emergency phones throughout the village and at places like the rail trail and the Village Green to ensure public safety.	High	109
	<b>T4.3c</b>	Construct public toilet facilities at rail trail and other appropriate areas as needed.	Low	109
<b>Environment, Open Space &amp; Recreation Goal E1:</b> Protect and improve the quality and quantity of groundwater and surface water resources in the East Acton Village Area.				113
<b>Objective 1:</b> Encourage development and redevelopment in the East Acton Village area that will not negatively impact EAV water resources, including the use of stormwater management methods and sewage disposal methods that minimize adverse environmental impact.				113
	<b>E1.1a</b> *	Amend Zoning Bylaw to reduce parking required within the EAV Village District to 50% of that presently required if shared parking is used and reduce the unshared parking required to 70% of current required parking.	High	122
	<b>E1.1b</b>	In EAV, encourage clustering of buildings and tracts of shared open space to reduce total impervious surface.	High	122
	<b>E1.1c</b>	Decrease impervious surfaces by encouraging efficient design of parking spaces.	Medium	122
	<b>E1.1d</b> *	Amend Zoning Bylaw to factor in a “bonus” of 25% for TDRs sold from the parcels along the riparian (streamside) corridor along Great Road to the other side of Great Road.	High	122
	<b>E1.1e</b>	Encourage snow stockpiling on pervious surfaces as far away as possible from waterbodies and wetlands.	Medium	122
	<b>E1.1f</b> *	Amend Zoning Bylaw to factor in a density bonus of .05 FAR for LEED Certification.	Medium	122
	<b>E1.1g</b>	Require the planting of shade trees around the perimeter of parking areas to keep them cool, particularly near wetlands or waterbodies, and discourage the removal of mature trees in these areas.	Medium	123
	<b>E1.1h</b>	Educate the business owners in the EAV area, as well as the public at large, to the importance of maintaining quality waterbodies.	Medium	123
	<b>E1.1i</b>	Establish decentralized wastewater management body.	Medium	123

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
<b>Objective 2:</b> Facilitate, support, and /or maintain awareness of the cleanup of contaminated (21E) sites and other conditions that may pose a threat to ground and surface water in East Acton Village.				113
	<b>E1.2a</b>	Inform developers or redevelopers interested in property in the EAV area of documents indicating the location of any substantial releases of oil or hazardous material and the contaminant plume locations (if any).	Low	123
	<b>E1.2b</b>	Educate Public via articles in the Municipal Quarterly and elsewhere regarding significant releases of oil or hazardous materials in EAV (as well as other areas of Acton)	Low	123
	<b>E1.2c</b>	Support local nongovernmental organizations (NGOs) via information sharing and other means in their efforts to maintain awareness of the status of local spills.	Low	123
<b>Objective 3:</b> Support efforts to minimize both point and non-point source pollution, including nonpoint source pollution associated with motor vehicle traffic. Encourage environmentally sound business practices as a means to this end.				113
	<b>E1.3a</b>	Incorporate Massachusetts Stormwater Management Policies in their entirety into the Acton Zoning Bylaw.	High	124
	<b>E1.3b</b>	Design stormwater best management practices (BMPs) and Integrated Management Practices (IMPs) to work effectively in the New England climate.	High	124
	<b>E1.3c</b> *	Amend Zoning Bylaw to permit waiving parking lot landscaping dimensional requirements if landscaped areas are consolidated for the purposes of parking lot runoff bioretention and the minimum dimensions of said areas are 38x12 feet.	High	124
	<b>E1.3d</b>	Implement non-structural stormwater BMPs.	Medium	124
	<b>E1.3e</b>	Implement pet waste clean-up program.	Medium	124
	<b>E1.3f</b> *	Encourage participation in the LEED (Leadership in Energy and Environmental Design) Green Building Rating System.	Medium	124
	<b>E1.3g</b> *	Amend Town Bylaw to ban non-emergency motorized craft in Ice House Pond.	Medium	124
<b>Environment, Open Space &amp; Recreation Goal E2:</b> Enhance outdoor recreation opportunities in the EAV area.				125

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
<b>Objective 1:</b> Improve pedestrian and bicycle access to, between and within recreation and conservation areas, e.g. the proposed Bruce Freeman Rail Trail.				125
	<b>E2.1a</b>	Construct or reconstruct sidewalks to improve pedestrian access within, to and from EAV as described in the VHB Transportation Study Pages 49, 63, 66.	High	128
	<b>E2.1b</b>	Raise public awareness of the Bruce Freeman Rail Trail and EAV Green via signage, letters to newspapers, public meetings, brochures available at kiosk, library and town hall, public meetings and events.	High	128
<b>Objective 2:</b> Provide and encourage recreational opportunities in the EAV Area such as skating, cross-country skiing, hiking, fishing and canoeing.				125
	<b>E2.2a</b>	Ensure that a substantial portion of the Morrison land is left in its natural state to achieve a balance of passive and active recreation on the parcel.	High	128
	<b>E2.2b</b>	Support the development of playing fields on a portion of the Morrison property.	High	128
	<b>E2.2c</b>	Encourage the Open Space and Recreation Committee to have an EAV Resident on the Committee.	High	128
	<b>E2.2d</b>	Establish, construct, and continually enhance the EAV Green.	High	128
<b>Environment, Open Space &amp; Recreation Goal E3:</b> Protect, enhance, and manage open spaces that have value as aesthetic, agricultural, recreational, wetland, flood control and/or wildlife resources.				129
<b>Objective 1:</b> Promote creation and enhancement of open spaces for public use.				129
	<b>E3.1a</b> *	Encourage creation of smaller public open spaces and “pocket parks” within the EAV area in design guidelines.	High	136
	<b>E3.1b</b>	Using the OSRP priority list and other ranking tools, protect appropriate existing open space and create new open space by the “reclamation” of high priority parcels in the greater EAV area, by outright purchase, PDRs, CRs or TDRs.	High	136
<b>Objective 2:</b> Encourage protection and enhancement of wildlife habitat.				129
	<b>E3.2a</b> *	Amend Zoning Bylaw to factor in a density bonus of .05 for LEED Certification.	Medium	136



## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>E3.2b</b>	Publicize and encourage participation in programs such as the National Wildlife Federation's Backyard Habitat Program and the Humane Society of the United States's Urban Wildlife Sanctuary Program.	Medium	136
	<b>E3.2c</b>	Support the establishment of a protected green belt along Nashoba Brook and Ice House Pond by prioritization and acquisition of land areas.	High	136
<b>Objective 3:</b> Support the establishment of a protected green belt along Nashoba Brook and Ice House Pond.				129
	<b>E3.3a</b>	Prioritize land areas along Nashoba Brooks and Ice House Pond for protection as open space.	High	136
	<b>E3.3b</b>	Enable protection of high priority parcels by municipal or private agencies by outright purchase or use of TDRs, CRs, or PDRs.	High	136
<b>Objective 4:</b> Promote cleanup of debris from private and public spaces.				129
	<b>E3.4a</b>	Designate a location within East Acton Village for Acton Cleanup Day.	Medium	136
	<b>E3.4b</b>	Encourage cleanup of larger debris in the EAV area by establishing an award and a means of publicizing it.	Medium	137
	<b>E3.4c</b>	In the Municipal Quarterly, The Beacon, the EAV Green kiosk and elsewhere, publicize the detrimental effects of litter and debris on the environment and wildlife.	Medium	137
<b>Objective 5:</b> Raise public awareness of the natural resources in the EAV area and their benefits to the EAV community.				129
	<b>E3.5a</b>	Publish of articles in the <u>Municipal Quarterly</u> .	High	137
	<b>E3.5b</b>	Request feature articles to be published in <u>The Beacon</u> .	Medium	137
	<b>E3.5c</b>	Continue to conduct nature walks with the Town Natural Resources Department Director or other qualified individual on Wetherbee Street Conservation Land, Morrison Land, and in the future if established, the Nashoba Brook Greenway.	Medium	137
	<b>E3.5d</b>	Request publication of articles on the Nashoba Brook/Ice House Pond area in the NGO newsletters and/or websites (Organization for the Assabet River (OAR), Acton Conservation Trust (ACT), Stream Team, etc.).	Medium	137

## THE PLAN AT A GLANCE (cont'd)

Goal/ Objective	Strategy Number	Strategy	Priority	Page
	<b>E3.5e</b>	Post informational pieces about Open space in the EAV area in the EAV Green information kiosk.	Medium	137
	<b>E3.5f</b>	Establish turnout areas along the Bruce Freeman Rail Trail so that cyclists may enjoy the views of natural open space.	Medium	138
<b>Environment, Open Space &amp; Recreation Goal E4:</b> Protect and promote air quality in the EAV area.				139
<b>Objective 1:</b> Encourage and support the establishment of green spaces.				139
	<b>E4.1a</b>	Ensure that a portion of the Morrison property remains in its natural state.	Medium	142
	<b>E4.1b</b> *	Amend Zoning Bylaw to establish Village landscaping & plaza guidelines.	High	142
	<b>E4.1c</b> *	Amend Zoning Bylaw to allow for density bonus to Encourage participation in LEED Green Building Rating System.	Medium	142
<b>Objective 2:</b> Ensure that existing and future development or redevelopment minimizes harmful and noxious air emissions.				139
	<b>E4.2a</b> *	Amend Zoning Bylaw to allow for density bonus to Encourage participation in LEED Green Building Rating System.	Medium	142
	<b>E4.2b</b>	Encourage control of odors from septic systems.	Low	142
<b>Objective 3:</b> Minimize pollutant effects associated with motor vehicle traffic while ensuring public safety.				139
	<b>E4.3a</b>	Work with MassHighway to improve traffic flow to reduce pollution from idling vehicles.	Medium	142
	<b>E4.3b</b>	Work with Mass Highway to calm traffic to encourage pedestrian and bicycle use.	High	142
	<b>E4.3c</b>	Provide turning lanes on Pope Road and Concord Road as suggested in the Transportation and Infrastructure section of this document.	High	142
	<b>E4.3d</b>	Construct sidewalks according to the recommendations in the Transportation and Infrastructure section of this document	High	142
	<b>E4.3e</b>	Support the implementation of a regional public transportation system as it becomes feasible.	Low	143
	<b>E4.3f</b>	Ensure the completion and integration of the BFRT into EAV.	Medium	143

